

**MINUTES OF THE COMMON COUNCIL  
WORK SESSION  
February 10, 2015  
Council Chambers – Rouss City Hall**

**PRESENT:** Councilor Evan Clark, John Hill and Corey Sullivan; Vice-President Milt McInturff; City Councilor Kevin McKannan and William Wiley; Mayor Elizabeth Minor; President John Willingham (8)  
**ABSENT:** Vice-Mayor Les Veach (1)

President Willingham called the meeting to order at 8:21 p.m.

**2.0 Public Comments:** (Each person will be allowed 3 minutes to address Council with a maximum of 10 minutes allowed for everyone)

Kathleen Beyrau of Johnston Court spoke in opposition to the apartments on Meadow Branch due to the number of students, the number of occupants, and the safety and traffic control along Meadow Branch Avenue.

*President Willingham asked if there was anyone else wishing to address Council on this issue. Seeing none, he closed the public hearing at 8:27 p.m.*

**3.0 Items for Discussion:**

**3.1 R-2015-06:** Resolution – Authorization to accept grant funding in the amount of up to \$117,414 and to sign all documents necessary to execute acceptance of this grant

Kevin Sanzenbacher, Chief of Police, presented the resolution seeking authorization to accept grant funding in the amount of up to \$117,414. The funding would be allocated to promote relationships with minority youth, purchase a van for transportation to various events and trainings, to provide counseling services at the Timbrook House, and to purchase law enforcement equipment for training and patrol.

Vice-President McInturff moved to forward R-2015-06 to Council. *The motion was seconded by Mayor Minor then unanimously approved 8/o.*

**3.2 Presentation:** Annual Update from the Old Town Development Board

Jennifer Bell, Downtown Manager, presented the Old Town Development Board's annual update to City Council. She stated the accomplishments over the last year included the use of more social media and a mobile app, the addition of more business resources, more improvements made through the Façade Grant program, the opening of 24 new businesses, and an increase in

events. The meals tax revenue increased by \$227,870 and downtown spending increased by \$2,974,029 over last year. Ms. Bell stated the next steps will include the development of a Farmers' Market, an open late program for businesses, updated way-finding signage, and a Special Events Policy.

**3.3 O-2015-04: AN ORDINANCE TO AMEND ARTICLE IX OF THE WINCHESTER CITY CODE PERTAINING TO ASSEMBLIES, DEMONSTRATIONS, AND PARADES**

Ms. Bell presented the proposal to modify the existing ordinance to allow special events and to incorporate the recommended modifications to include a special events permit fee structure.

Vice-President McInturff moved to forward O-2015-04 to Council. *The motion was seconded by Mayor Minor then unanimously approved 8/o.*

**3.4 O-2015-03: AN ORDINANCE TO CONDITIONALLY REZONE 10.59 ACRES AT 200 MERRIMANS LANE (Map Number 149-01- -7-A), FROM CONDITIONAL RESIDENTIAL BUSINESS (RB-1) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY (0.80 ACRES) AND CONDITIONAL MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT (9.79 ACRES) TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OVERLAY RZ-14-663**

Planning Director Tim Youmans presented a revised report on the Fiscal Impact Analysis Study and minor changes to the proffer statement made by the applicant. He stated the revised study has an updated student count of 13.4 with adjusted tax revenue of \$92,690 a year. The minor changes to the proffers include reinserting "market rate" to the rents that will be charged, some details regarding the buffers/screening between adjoining properties, and maintaining that it will still be a single phase project.

Ty Lawson, legal counsel for the applicant, presented a brief update to address questions asked by Council at the previous meeting and the changes made.

Denise LaCour of Denstock, LLC., stated the markets her company targets for their apartment complexes are young professionals and the leading edge baby boomers. They also build in areas that are close to a leading medical center. Ms. LaCour reviewed the HUD funding programs that will be used to finance the complex and stated the Section 231 loan requires one resident to be over 62 years old but it cannot prohibit children. HUD also requires money to be put into a reserves account every month to cover future maintenance issues. This money can only be accessed once a project is completed and inspected.

Councilor Sullivan moved to table O-2015-03 for 30 days. *The motion was seconded by Vice-President McInturff then unanimously approved 8/o.*

#### **4.0 Adjournment**

Vice-President McInturff moved to adjourn the meeting at 10:33 p.m. *The motion was seconded by Councilor Wiley then unanimously approved 8/0.*